

**TO:** DEVELOPMENT REVIEW BOARD **DATE:** November 6, 2003  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 67-DR-1999#3  
**REQUEST:** Development Review Board approval of site plan and elevations for a golf maintenance building located within the Whisper Rock Master Planned Community  
**PROJECT NAME:** Whisper Rock Golf Maintenance Facility  
**LOCATION:** 32120 N. Whisper Rock Trail

**DEVELOPER/OWNER:** Whisper Rock Golf L L C  
**ARCHITECT/DESIGNER:** Douglas Fredrikson Architects  
**ENGINEER:** Gilbertson Associates  
**APPLICANT/COORDINATOR:** Douglas Fredrikson Architects/Cory Weibers  
727 E Bethany Home Rd Ste D123  
Phoenix, AZ 85014  
602-277-1625

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**LOCATION & ZONING:** This site is located north of Lone Mountain Road at the terminus of Hayden Road. The site has Single-family Residential Environmentally Sensitive Lands Planned Community Development (R1-130 ESL PCD) zoning that allows this master planned golf course and residential community. The golf maintenance facility is proposed at the center of the overall community.

**DISCUSSION:**

The site plan shows access from Old Bridge Road into the maintenance facility with a looped drive, parking, central equipment storage, maintenance building, surrounded by substantial berming of 10 feet height and landscaping overtop of the berm. A cross-section of the site demonstrates that it will be screened from surrounding properties.

The elevation drawings show an adobe-stylized building with rounded parapet corners and matching wall. The building and wall are shown in brown tones with doors, parking canopy, and gates in complementing darker brown tones.

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Greg Williams  
Senior Project Coordination Planner  
480-312-7000

**ATTACHMENTS:**

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Site Plan
- #5-Landscaping Plan
- #6-Elevations
- #7-Floor Plan
- A-Stipulations/Ordinance Requirements

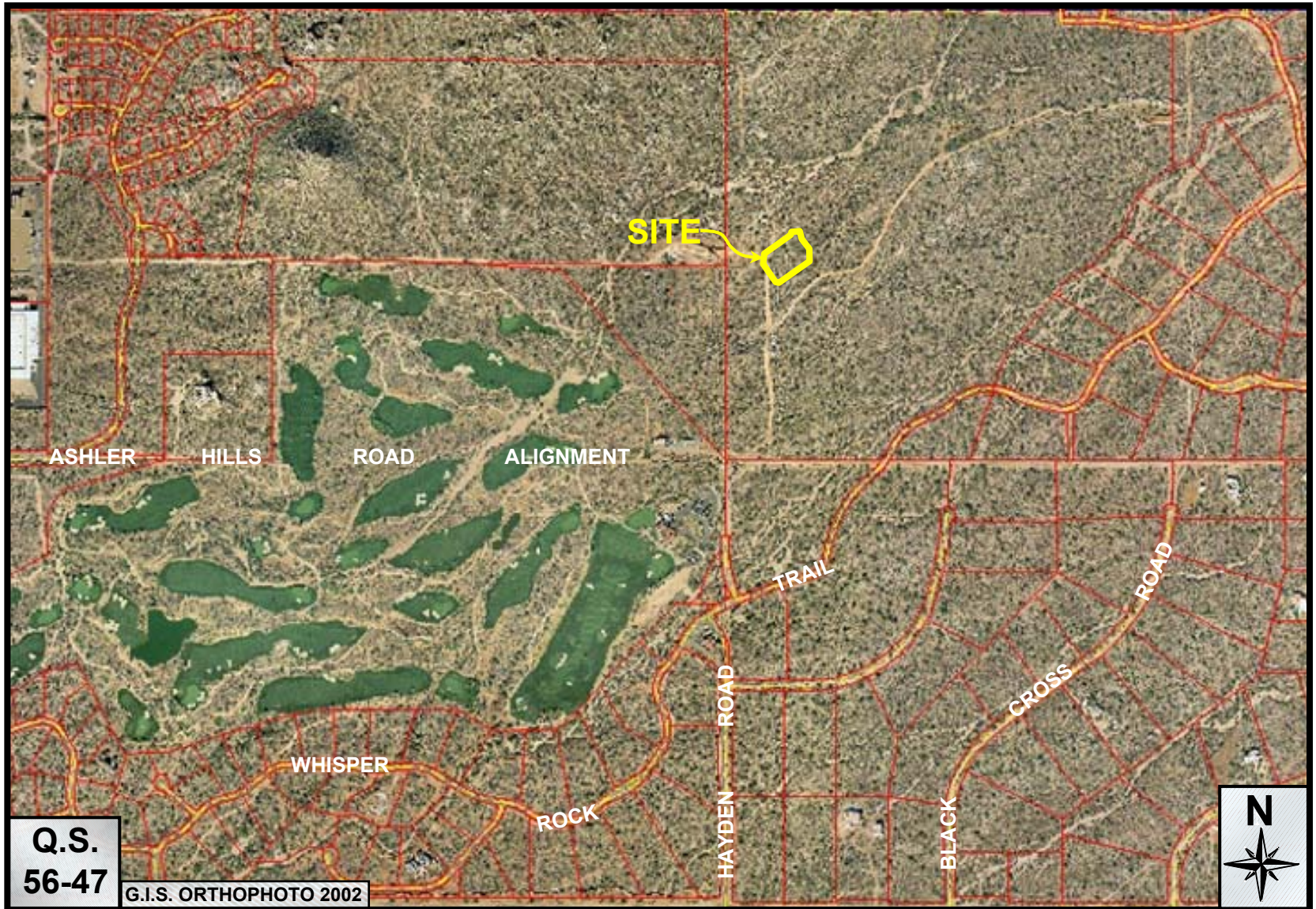
## **Whisper Rock Golf Maintenance Facility**

Whisper Rock Golf Club is a private golf club within the 960-acre Whisper Rock project located between Pima and Scottsdale Roads, and Dove Valley Alignment on the north and Lone Mountain Road on the south. An existing subdivision (Pinnacle Peak Ranchos) exists between Lone Mountain and Ashler Hills Drive bounded by Hayden and Pima Roads.

In early 1999, the Scottsdale City Council approved a Use Permit for the first phase of the Whisper Rock Golf Club. Since that time, the first eighteen holes of the Golf Club and interim clubhouse have been constructed. The interim clubhouse is a one-story building that currently contains the golf shop, locker rooms and grill. This facility will remain as part of the overall campus of buildings. In November 2000, the Scottsdale City Council unanimously approved plans for the second phase of the community including the next golf course component and golf club member cottages. In July 2002, the Scottsdale Development Review Board approved the design of the permanent clubhouse campus. This design approval includes a new men's locker room and grill, golf shop, ladies locker room and administrative offices.

This request is for another component to the Whisper Rock Golf Club campus. The maintenance building is a necessary component for the daily operations of the golf courses. The maintenance facility will be a one-story building surrounded by the second 18-hole golf course. The building structure will be hidden from public view through berming and landscaping on the golf course. Stucco walls and aluminum windows in earth tone colors will be the primary materials.

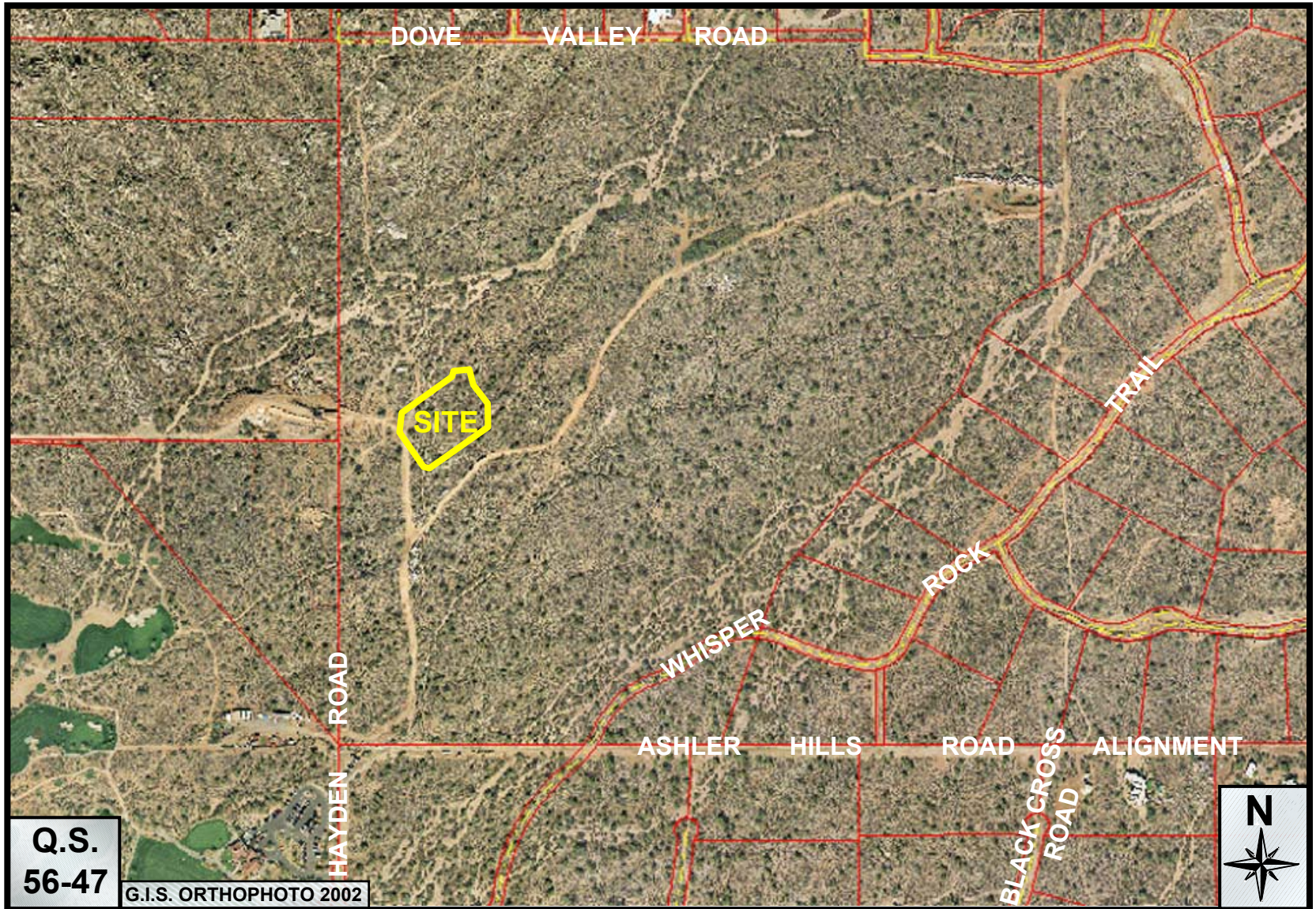
67-DR-1999 #3



# Whisper Rock Maintenance Facility

**67-DR-1999#3**

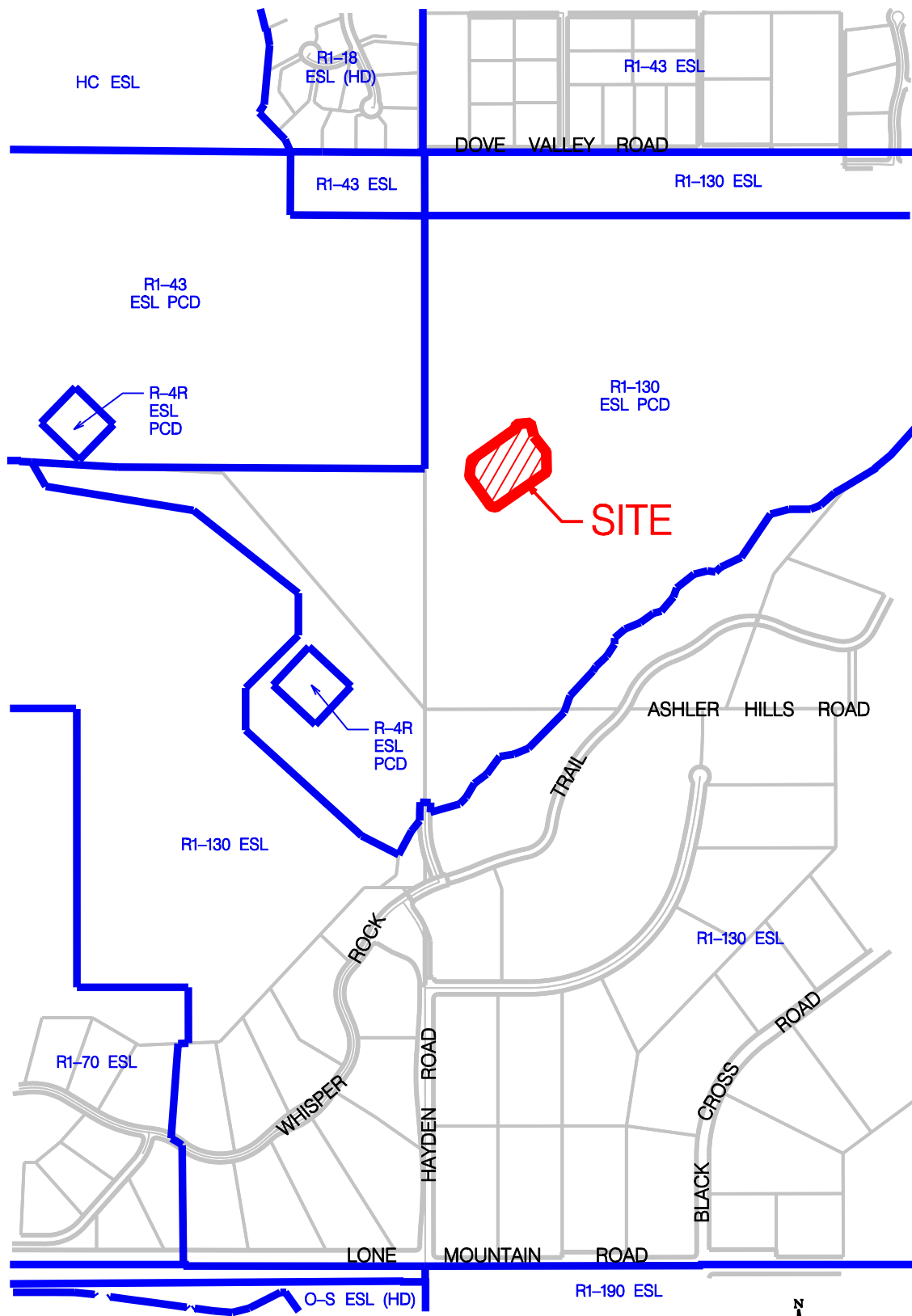
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# Whisper Rock Maintenance Facility

**67-DR-1999#3**

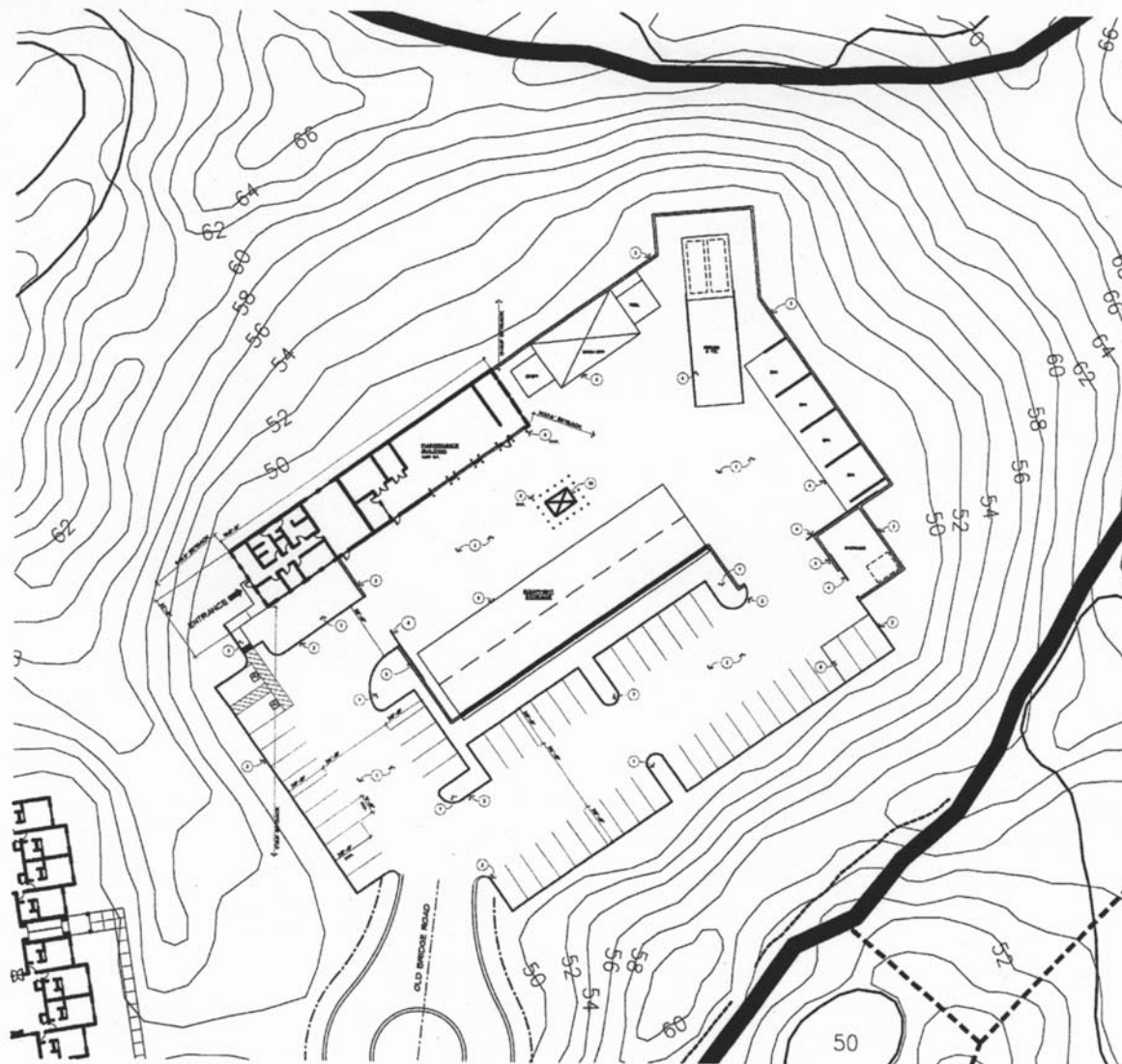
ATTACHMENT #2A



67-DR-1999#3

ATTACHMENT #3





# PRELIMINARY PROJECT DATA

OWNER: WHISPER ROCK L.L.C.  
701 S. BROADWAY, SUITE 100, DALLAS, TEXAS 75201  
PHONE: (214) 444-1111  
FAX: (214) 444-1111  
CONTACT: BOB EDWARDS

ARCHITECT: DOUGLAS FREDRIKSON ARCHITECTS, PC  
101 EAST BROADWAY, SUITE 100, DALLAS, TEXAS 75201  
PHONE: (214) 444-1111  
FAX: (214) 444-1111  
CONTACT: CHAD WALSH

PLANNING CITY OF MONTGOMERY, TEXAS  
PROJECT NO. 22-PA-03-C

ADDRESS: 67-DR-1999-#3

PROPOSED USE: GOLF MAINTENANCE

CONSTRUCTION TYPE: W/

NET AREA: 10,000 SQ. FT. (2.25 ACRES)

CONCRETE: 8,000

OPEN SPACE REQUIRED: 200 SQUARE FEET

OPEN SPACE PROVIDED: 200 SQUARE FEET

ALSO, DRAINAGE: 100 SQUARE FEET

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## KEYNOTES

1. AIRPORT SYMBOL
2. CONCRETE SYMBOL
3. 1" TO 10' SCALE
4. BUILDING AREA
5. CONCRETE AREA
6. CONCRETE AREA
7. LANDSCAPE AREA
8. VEHICLE CONTROL BOLLARD
9. BRUSH STRUCTURE
10. PAUL CELL

## GENERAL NOTES

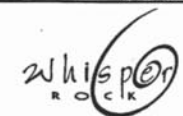
THIS PROJECT WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.  
ALL MECHANICAL EQUIPMENT AND UTILITIES SHALL BE FULLY DESCRIBED PRIOR TO THE PUBLIC MEETING AND APPROVED BY THE CITY.  
ALL BUILDING AND LANDSCAPE LAYOUTS SHALL BE FULLY DESCRIBED PRIOR TO THE PUBLIC MEETING AND APPROVED BY THE CITY.  
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## VICINITY MAP

MAP

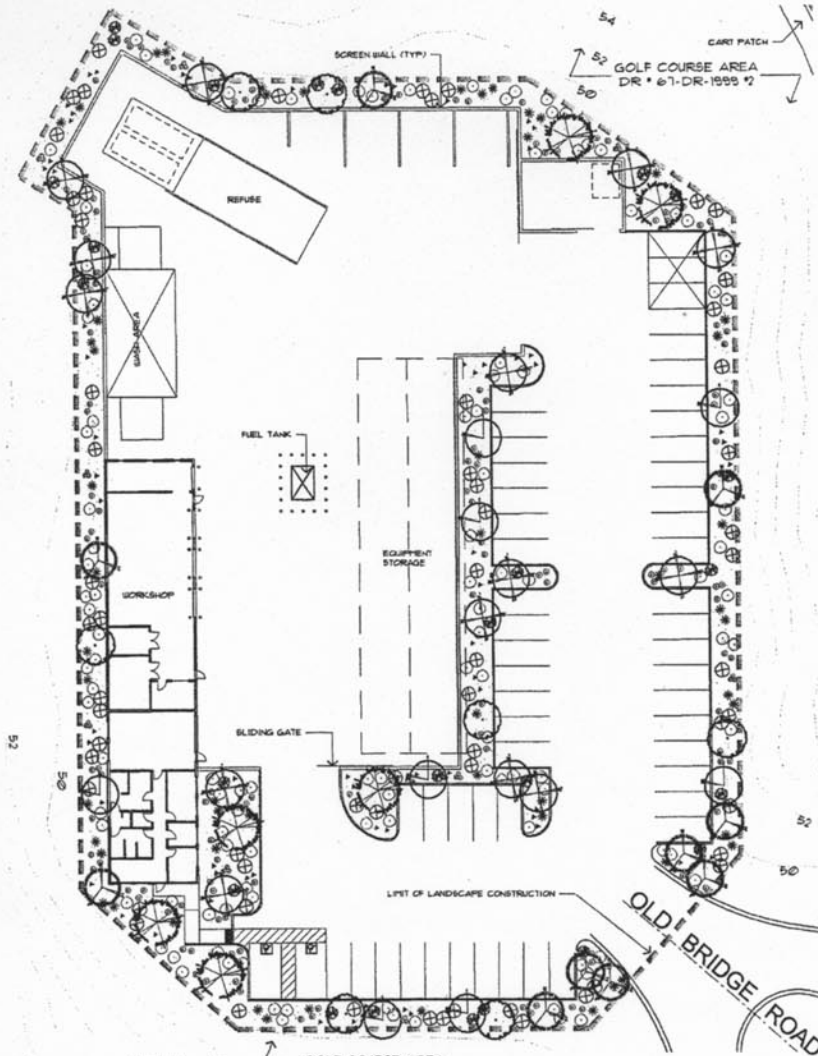
CASE NO. 22-PA-03-C

AUGUST 21, 2002



# WHISPER ROCK MAINTENANCE BUILDING SITE PLAN

67-DR-1999-#3



## PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>				<b>CACTI/ACCENTS</b>			
(Symbol)	CERCIDIA FLORIDA	BLUE PALM YERDE	ALL TREES 24"-BOX PIN	(Symbol)	CAREXIA GLOANEA	BAQUARD	
(Symbol)	CERCIDIA MICROPHYLLUM	FOOTHILL PALM YERDE		(Symbol)	FEROCACTUS CYLINDRACEUS	BARREL CACTUS	
(Symbol)	JANPERUS MONOSPERMA	ONESEED JANNER		(Symbol)	FOUQUERIA SPLENDENS	OCOTILLO	
(Symbol)	OLNEYA TESOTA	DESERT IRONWOOD		(Symbol)	DASYLIRION WHIELERI	DESERT SPOON	
(Symbol)	PROSOPIS SP.	NATIVE MESQUITE		(Symbol)	YUCCA SP.	YUCCA	
<b>SHRUBS</b>				(Symbol)	AGAVE SP.	AGAVE	
(Symbol)	AMBROSIA SP.	BURRAGE	ALL SHRUBS TO BE 8-GAL PIN	(Symbol)	ECHINOCEREUS ENGELMANNI	STRAWBERRY HEDGEHOG	
(Symbol)	CELTIS FALLOIDA	DESERT HACKBERRY		(Symbol)	OPUNTIA SP.	CHOLLA	
(Symbol)	ENCIELIA FARNOSIA	BRITTLEBUSH		<b>GROUND COVERS</b>			
(Symbol)	ERICACEA LARGIFOLIA	TURPENTINE BUSH		(Symbol)	HYTENDICHTS ACALIS	ANGELITA DIRT	ALL GROUND COVERS TO BE 1-GAL PIN
(Symbol)	STYONCHIA CHINENSIS	JOJOBA		(Symbol)	GENOTHERA BERLANDIERI	TEXICAN PRYTHOSE	
(Symbol)	RHUS OVATA	SUGAR BUSH		(Symbol)	BAILEYA MULTIRADIATA	DESERT MARIGOLD	
(Symbol)	ERHEDRIA VIRIDIS	MORRION TEA		(Symbol)	PELARGONIUM LEUCANTHUM	BLACKFOOT DARTY	
(Symbol)	LARREA TRIDENTATA	CREOSOTE BUSH		(Symbol)	PERISTICHON PARIETI	PARRY PENTSTEMON	
(Symbol)	LEUCOPHYLLUM SP.	TEXAS SAGE		(Symbol)	VERBENA GOODINGII	GOODING VERBENA	
(Symbol)	RUELLIA SP.	RUELLIA		<b>MISCELLANEOUS</b>			
(Symbol)	MPHAERALCEA AMBROSIA	GLOBE MALLOW		(Symbol)	NATIVE TOPSOIL/ROCK TO BE IN ALL PLANTING AREAS (TYP)		
(Symbol)	CORDIA SP.	CORDIA		(Symbol)	BOULDERS (TYP)		
(Symbol)	DALIA SP.	DALIA		(Symbol)	BILD NEED MIX		
(Symbol)	JUSTICIA SP.	JUSTICIA		(Symbol)	LIBRACHNE		
(Symbol)	PSILOSTROPHIE COOPERI	PAPERFLOWER		(Symbol)	20	APEROSIA DELTOIDEA	BURRAGE
(Symbol)	SALVIA SP.	SAGE		(Symbol)	10	ARISTIDA PURPUREA	PURPLE THREE ASH
				(Symbol)	60	BAILEYA MULTIRADIATA	DESERT MARIGOLD
				(Symbol)	80	CADIA COVERS	DESERT SENNA
				(Symbol)	10	CALLANDRA ERIOANTHILLA	NATIVE FAIRY DUSTER
				(Symbol)	10	ENCIELIA FARNOSIA	BRITTLE BUSH
				(Symbol)	10	LARREA TRIDENTATA	CREOSOTE

## GENERAL LANDSCAPE NOTES

1. CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES AND SPECIES SHALL BE DETERMINED AND WILL BE PER C.O.S. REQUIREMENTS.
2. ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN AND/OR SALVAGED FROM ON SITE. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS.
3. ALL EXISTING TREES WHICH ARE NOTED TO REMAIN IN PLACE, SHALL BE PROTECTED DURING CONSTRUCTION.
4. ANY CACTI SALVAGED FROM ON SITE SHALL BE TRANSPLANTED AND USED WITHIN THE LANDSCAPE PER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
5. FIELD VERIFY ALL CONDITIONS PRIOR TO REVEGETATION. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
6. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER THE C.O.S. REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DO NOT GROW TO A HEIGHT OF MORE THAN 30'.
7. THE IRRIGATION SYSTEM LOCATED WITHIN THE REVEGETATED AREAS SHALL BE TEMPORARY. AT THE END OF THE PLANT ESTABLISHMENT PERIOD, THE SYSTEM SHALL BE ABANDONED. GATE VALVES SHALL BE PROVIDED AS A SHUT OFF DEVICE BY THE LANDSCAPE CONTRACTOR.
8. ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
9. ANY PROTECTED PLANTS THAT ARE LOCATED IN THE PATH OF INFRASTRUCTURE, STREET OR DRAINAGE CONSTRUCTION SHALL BE DEVEGETATED AS PER THE CRITERIA OF THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE.
10. DEVEGETATION METHODOLOGY SHALL BE APPROVED BY THE CITY OF SCOTTSDALE AT THE TIME OF APPLICATION FOR THE DEVEGETATION PERMIT.
11. A QUALIFIED NATIVE PLANT SALVAGE CONTRACTOR EXPERIENCED IN DEVEGETATION AND APPROVED BY THE CITY OF SCOTTSDALE, WILL BE CONTRACTED TO PERFORM THE DEVEGETATION WORK. THE NAME OF THE SELECTED CONTRACTOR WILL BE PROVIDED TO THE CITY OF SCOTTSDALE PRIOR TO OBTAINING THE DEVEGETATION PERMIT. POTENTIAL NATIVE PLANT SALVAGE CONTRACTORS INCLUDE NATIVE RESOURCES, BLACK EAGLE, AND OBSERVIO VERDE.
12. DEVEGETATED PLANT MATERIAL SHALL BE STORED AND MAINTAINED IN AN EXISTING ON-SITE NURSERY.
13. ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME.
14. THIS DRAWING IS CONCEPTUAL IN NATURE AND INTENDED TO CONVEY DESIGN IDEAS ONLY, NOT FOR CONSTRUCTION.



# WHISPER ROCK MAINTENANCE FACILITY CONCEPTUAL LANDSCAPE PLAN

67-DE-1999#3

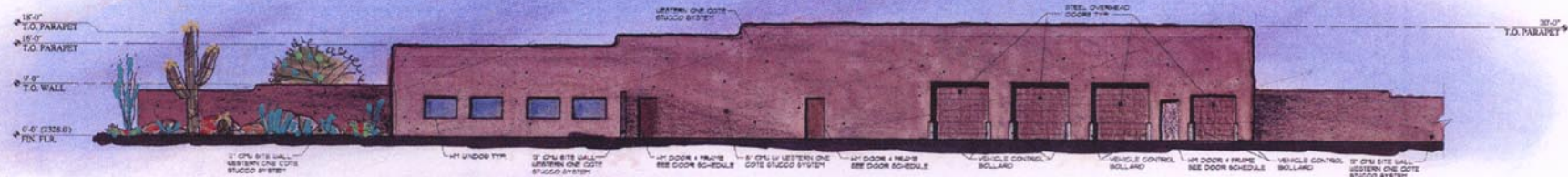
Whisper  
ROCK

Neill Vecchia  
& Associates, Inc.  
Landscape Architecture  
1000 N. 10th Street  
Suite 100  
Phoenix, AZ 85004  
(602) 254-1100

Douglas Fredrikson  
Landscape Architecture  
1000 N. 10th Street  
Suite 100  
Phoenix, AZ 85004  
(602) 254-1100

ATTACHMENT #5

3 JULY 2003



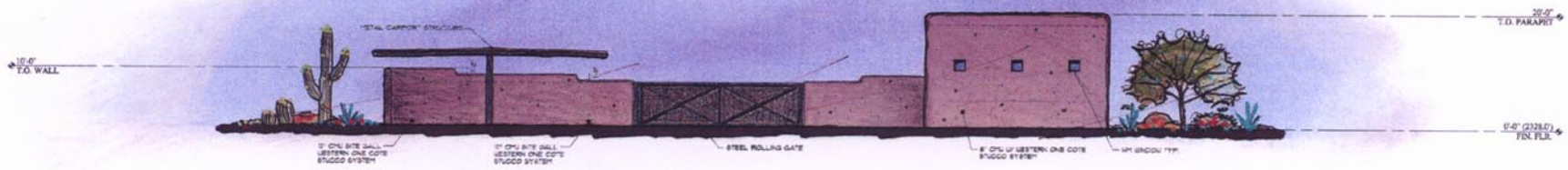
1 front elevation  
1/8"=1'-0"  
DFA 01134



3 side elevation  
1/8"=1'-0"  
DFA 01134



2 back elevation  
1/8"=1'-0"  
DFA 01134



0 side elevation  
1/8"=1'-0"  
DFA 01134

ATTACHMENT #6

67-DR-1999 #3

CASE NO. 22-PA-03-C

01 JULY 2001

## WHISPER ROCK MAINTENANCE BUILDING ELEVATIONS

DFA 01134

**D**  
Douglas Fredrikson  
ARCHITECTS

Whisper  
ROCK



# **Stipulations for Case: Whisper Rock Golf Maintenance Facility Case 67-DR-1999 #3**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

## **PLANNING**

### **APPLICABLE DOCUMENTS AND PLANS:**

#### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Douglas Fredrikson, dated 8/26/2003 by City staff.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Douglas Fredrikson, dated 7/14/2003 by City staff.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Neill/Vecchia & Associates, Inc., dated 8/26/2003 by City staff.
  - d. Lighting fixtures and photometric measurements shall be consistent with the lighting fixture and photometric plan submitted by Douglas Fredrikson, dated 9/26/2003 by City staff.

### **ARCHITECTURAL DESIGN:**

#### **DRB Stipulations**

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. All walls shall match the architectural color, materials and finish of the building(s).

#### **Ordinance**

- A. Paint colors shall not exceed light reflective values (LRV) of 40 percent and a chroma of six (6).

**LANDSCAPE DESIGN:****DRB Stipulations**

9. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
10. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

**EXTERIOR LIGHTING DESIGN:****DRB Stipulations**

11. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and canopy lighting.
12. The individual luminaire lamp shall not exceed 250 watts.
13. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 16 feet.
14. All exterior light poles, pole fixtures, and yokes shall be a flat black or dark bronze.
15. No lighting shall be permitted in dedicated NAOS easements.
16. Incorporate into the project's design, the following:

**Parking Lot and Site Lighting:**

- a. The maintained average horizontal illuminance level, at grade on the site, not including the gasoline canopy area, shall not exceed 1.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 6.0 foot-candles. All exterior luminaries shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.3 foot-candles. All exterior luminaries shall be included in this calculation.

**Building Mounted Lighting:**

- d. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.

**Carport Lighting:**

- e. The carport lighting shall be recessed within the canopy and shall not project below the fascia. The light source is not directly visible from the property line.

**VEHICULAR AND BICYCLE PARKING:****DRB Stipulations**

17. Revise accessible access way to be located in front of the accessible parking spaces instead of in the drive aisle.

**ADDITIONAL PLANNING ITEMS:****DRB Stipulations**

18. Flagpoles, if provided, shall be one piece, conical, and tapered.
19. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

**RELEVANT CASES:**

**Ordinance**

- B. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were:  
29-ZN-2000 #2, 4-UP-1999#3, and 67-DR-1999 #2.

## ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

### **APPLICABLE DOCUMENTS AND PLANS:**

20. Master drainage report, preliminary drainage report, preliminary site plan.

### **DRAINAGE AND FLOOD CONTROL:**

#### **DRB Stipulations**

21. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
22. Demonstrate consistency with the approved master drainage plan and report for Whisper Rock Project.
23. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
- a. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
24. Basin Configuration:
- a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
  - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
  - c. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
  - d. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
  - e. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

#### **Ordinance**

- C. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.

### **ROADWAY, INTERSECTION, AND ACCESS DESIGN:**

#### **DRB Stipulations**

25. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
26. Additional Stipulations as project demands.

The developer shall pave the Golf Maintenance complex per City of Scottsdale standard requirements.

**INTERNAL CIRCULATION:****DRB Stipulations**

- 27. The developer shall provide a minimum parking-aisle width of 24 feet.
- 28. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

**Ordinance**

- D. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.
- E. The driveway aisle shall be improved with a minimum of 2.5 inches of asphalt over 6 inches of aggregate base.

**EASEMENTS AND DEDICATIONS****DRB Stipulations**

## 29. Trail Easement:

- a. Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 8-foot wide public trail within a trail easement. The trail shall be buffered from parking areas and from vehicles as much as possible. The applicant shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.
- b. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff. Sight Distance Easements:

## 30. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

**Ordinance**

## F. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of \_\_\_\_ cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

## G. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

## H. Vista Corridor Easements:

- (1) All vista corridor easements, drainage easements and easements for stormwater storage shall be dedicated to the City as drainage and flood control easements, with maintenance the responsibility of the owner.

## I. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

### **REFUSE:**

#### **DRB Stipulations**

The developer shall provide one refuse enclosure for the Golf Maintenance Building site, as shown on the updated preliminary site plan.

31. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single.
32. Enclosures must:
  - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
  - b. Be positioned to facilitate collection without "backtracking."
  - c. Be easily accessible by a simple route.
  - d. Not require backing more than 35 feet.
  - e. Not be located on dead-end parking aisles.
  - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

#### **Ordinance**

- J. Underground vault-type containers are not allowed.
- K. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- L. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

### **WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

#### **DRB Stipulations**

33. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
  - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

### **WATER:**

#### **DRB Stipulations**

34. Basis of Design Report (Water):
  - a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

**Ordinance**

- M. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

**WASTEWATER:****DRB Stipulations**

35. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
36. On-site sanitary sewer shall be privately owned and maintained.

**Ordinance**

- N. Privately owned sanitary sewer shall not run parallel within the waterline easement.

**CONSTRUCTION REQUIREMENTS****DRB Stipulations****As-Built Plans.**

37. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
  - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

**Ordinance**

- O. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]